

Boilerworks LLC, Hooker|DeJong Architects and Engineers, and the Muskegon Construction Company for the Rehabilitation of the Muskegon Boiler Works

The Muskegon Boiler Works building is one of the oldest structures in Muskegon’s downtown area. The company originated in 1865 as the Turnbull Boiler Works, which produced boilers and repaired machinery for Muskegon’s thriving lumber industry. Through a variety of mergers, acquisitions, and reorganizations the boiler works and its assets came into the Clifton Stevens family in 1887. The company was renamed the Muskegon Boiler Works in 1905 when the current building was constructed according to plans by newly hired engineer Roy E. Ashley. As the dominance of the lumber industry waned during the early twentieth century, the company diversified its product base to include equipment tailored to the oil refinery, paper, chemical, forging, sugar, and power production industries. The boilers produced in the building fueled Muskegon’s many industries. The Stevens family continued operations on the site until 1998. The Muskegon Boiler Works building represents 133 years of industrial experience and innovation unique to Muskegon.

In 2005 the Boilerworks LLC, led by HDC Construction Company of Novi, began the process of returning the vacant building to a productive use. The project vision was to transform the simple yet significant historic factory into creative artist live/work spaces that would capitalize on Michigan’s growing creative/arts industry. With the assistance of Hooker | DeJong Architects and Engineers and the Muskegon Construction Company the building was converted into twenty-six affordable loft style apartments. Located within walking distance of downtown, Muskegon Lake, and the entertainment district, Art Works of Muskegon, as it is now known, offers a unique live/work environment. The project included the creation of more than 3,000 square feet of community space available to residents and local artists for the creation, demonstration, exhibition, and performance of art. The rehabilitation of this modest factory is key to attracting reinvestment in Muskegon’s downtown area.



Before



After

Historic Preservation in Michigan

